



AMENDED

PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, November 18, 2015

**9:00 a.m.
Council Chambers
City Hall**

**200 East Santa Clara Street
San José, California 95113-1905**

Hearing Officer

**Steve McHarris, Planning Official
on behalf of**

**Harry Freitas, Director
Planning, Building, and Code Enforcement**

NOTICE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Elizabeth Zepeda at 408-535-7868 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning and welcome to the Planning Director's Hearing of **November 18, 2015**. My name is **Steve McHarris** and I am the Hearing Officer for today's agenda on behalf of and delegated by the Director of Planning, Building and Code Enforcement Harry Freitas.

Please note the following:

- Turn off your cell phones and pagers as we are broadcasting and recording this meeting.
- A copy of the agenda is available on the tables by the doors for your convenience.
- A parking validation machine is available at the top of the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The hearing procedure and order of input is as follows:

1. I will identify the project as described on the agenda
2. Staff will provide a brief report
3. The applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their name and home address, or just wave from the audience if you do not wish to speak
4. The public provides testimony up to 2 minutes per speaker, either for or against the project. Please state your name and home address for the record
5. Following the public testimony, the applicant may make closing remarks of up to 5 minutes
6. The public hearing will then be closed. I may request staff to respond to the public testimony, ask staff questions and/or discuss the item and then I will take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit or the environmental clearance determination is appealed. The Planning Director's actions on the permits are appealable in accordance with the requirements of Title 20 (Zoning) of the Municipal Code. The Planning Director's actions on the environmental review for the permits under the California Environmental Quality Act (CEQA) are separately appealable in accordance with the requirements of Title 21 (Environmental Clearance) of the Municipal Code.

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at <http://www.sanjoseca.gov/documentcenter/view/3818>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. **PDA91-006-88.** Planned Development Permit Amendment to construct a two-story, 6,476-square foot single-family residence with a three-car attached garage at a Floor Area Ratio of 0.17, and the removal of one Oak tree 62 inches in circumference and retaining walls greater than two feet in height, on an approximately 0.88 gross acre site, in the A(PD) Planned Development Zoning District, located at 7280 Glenview Drive (Mani Etemad and Susan Khoshnood, Owners). Council District: 10. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Dropped to be re-noticed for 12/02/15 per staff request.

- b. **SP15-042.** Special Use Permit to allow a 500 foot expansion of an existing garage and the construction of a 700 square foot accessory structure in the rear yard of an existing single-family residence on a 0.57 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located approximately 200 feet northwest of Lupton Avenue and Glenwood Avenue (1535 Lupton Avenue) (Novotney, Donald J. and Michele C. Trustee, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ROSCOE MATA

Staff Recommendation: Dropped to be re-noticed for 12/02/15 per applicant request.

The matter of Deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the staff or the public to have an item removed from the consent calendar and considered separately.

- a. **H15-045.** Site Development Permit to allow the construction of a 1,110-square foot, detached four-car garage for an existing office building on a 0.37-gross acre site, in the CO Commercial Office Zoning District, located at 1065 Asbury Street (Neville Spadafore and Sally Spadafore, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Site Development Permit as described above.

- b. [HA13-041-01](#). Site Development Permit Amendment to: (1) increase the allowable commercial square footage from 20,000 square feet to 30,228 square feet; and (2) allow a tenant loading dock on St. James Street to be used on weekdays from 10:00 a.m. to 4:00 p.m. and any time on weekends, for a previously entitled 643-residential unit mixed-use building on a 1.8 gross acre site, in the DC Downtown Primary Commercial Zoning District, located on the north side of West Old Julian Street, between Terraine Street and Highway 87 (188 West Saint James Street) (Full Power Properties, LLC, Owner). Council District 3. CEQA: Addendum to the St. James Towers Residential Project Supplemental Environmental Impact Report.

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation: Consider the Addendum to the St. James Towers Residential Project Supplemental Environmental Impact Report in accordance with CEQA. [Approve](#) a Site Development Permit Amendment as described above.

- c. [PD15-005](#). Planned Development Permit to construct an approximately 11,219 square foot single-family residence on an approximately 2.34 gross acre site, in the A(PD) Planned Development Zoning District, located on the south side of Tiffany Canyon Court, approximately 300 feet westerly of Chilanian Lane (1324 Tiffany Canyon Court) (Fong, Dennis and Kam, Polly Trustee, Owners). Council District 10. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, DAVID FONG

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

- d. [PD15-013](#). Planned Development Permit to allow the construction of 314,898 square feet of commercial space and 250 single-family detached residences on a 80.89 gross acre site, in the A(PD) Planned Development Zoning District, located on the south side of Quimby Road, approximately 1,200 feet west of Capitol Expressway (2140 Quimby) (Arcadia Development Co., Owner). Council District: 8. CEQA: Determination of Consistency with the Addendum to the Evergreen East hills Vision Strategy Environmental Impact Report, Resolution No. 73570.

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation: Consider the Addendum to the Evergreen East hills Vision Strategy Environmental Impact Report, Resolution No. 73570 in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

- e. [PD15-040](#). Planned Development Permit to allow off-site alcohol sales for a full range of alcoholic beverages at an existing 1,440-square foot market (Taylor Street Market) on a 8.83-gross acre site, in the A(PD) Planned Development Zoning District, located on the southeasterly corner of East Taylor Street and North 8th Street (360 East Taylor Street) (Essex Esplanade, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, REBECCA BUSTOS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

- f. [SF15-047](#). Single Family House Permit to allow an approximately 1,136 square foot addition (including a second-story) to an approximately 1,214 square foot single-family residence for a proposed floor area ratio (F.A.R.) of approximately 0.54 on an approximately 0.10 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located on the west side of Iris Court, approximately 75 feet north of Nevada Avenue (1539 Iris Court) (PolarLove LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, DAVID FONG

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Single Family House Permit as described above.

- g. [SP14-046](#). Special Use Permit to allow a construction yard use with outdoor storage on an approximately 1.01 gross acre site in the LI Light Industrial Zoning District, located on the north side of Auzerais Avenue, between Race Street and Lincoln Avenue (1131 Auzerais Avenue) (CPS Holding Co., Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ELIZABETH SCHULLER

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Special Use Permit as described above.

- h. [SP15-017](#). Special Use Permit to allow the conversion of service bays to retail establishment at an existing gas station, with building and site modifications, on a 0.3-gross acre site, in the CG Commercial General Zoning District, located at 3090 Monterey Road (Mission Trail Oil Co., Owner). Council District: 7. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Special Use Permit as described above.

- i. [SP15-021](#). Special Use Permit to allow a 996-square foot accessory building (workshop and storage) in the rear yard of a single-family residence, on a 0.13-gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 7478 Pegasus Court (Tom and Kim Holguin, Owners). Council District: 2. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Special Use Permit as described above.

- j. [SP15-038](#) and [T15-037](#). Special Use Permit (SP15-038) to demolish a single-family residence and detached accessory structure constructed without a development permit, and Tentative Map (T15-037) to subdivide one lot into two lots for residential purposes, on a 0.81-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 2075 Booksin Avenue (Rubino Enterprises, LLC et al, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(l) for Existing Facilities (SP15-038) and Exempt per CEQA Guidelines Section 15315 for Minor Land Divisions (T15-037).

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the Exemptions in accordance with CEQA. [Approve](#) a Special Use Permit and Tentative Map as described above.

- k. **TR15-153.** Live Tree Removal Permit to allow the removal of one Zelkova tree, 100 inches in circumference, located in the front yard of a single-family detached residence on an approximately 0.15 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1382 Buckthorne Way (Ankur and Smita Dhingra, Owners). Council District: 1. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, JENNIFER PIOZET
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.
- l. **TR15-330.** Live Tree Removal Permit to allow the removal of one (1) Camphor tree, approximately 110 inches in circumference, located in the front yard of single-family residence on an approximately 0.12 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 3392 Hilary Drive. (Holtkamp, Gary and Sheri, Owners). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, DAVID FONG
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.
- m. **TR15-396.** Live Tree Removal Permit to allow the removal of one (1) Willow tree, approximately 82 inches in circumference, located in the rear yard of single-family residence on an approximately 0.16 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1810 Ronie Way. (Weitzel, Allen and Susan, Owners). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, DAVID FONG
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.
- n. **TR15-405.** Live Tree Removal Permit to allow the removal of one (1) Ash tree, approximately 96 inches in circumference, located in the side yard of a single-family residence on an approximately 0.07 gross acre site, in the R-1-8(PD) Planned Development Zoning District, located at 1064 Cumberland Place. (Laducca, Frank and Roberta, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, DAVID FONG
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.
- o. **TR15-411.** Live Tree Removal Permit to allow the removal of one Maple tree, 67 inches in circumference, located in the front yard of a single-family detached residence on an approximately 0.15-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 4883 Pebble Glen Drive (Paige and David Kenigsberg, Owners). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, JENNIFER PIOZET
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.

- p. [TR15-421](#). Live Tree Removal Permit to establish replanting requirements for one Cedar tree approximately 94 inches in circumference which was removed without the benefit of permits, located in the side yard of a single-family residence, on an approximately 0.37 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1218 Cherry Avenue. (Azus, Ryan and O'Connor, Kelly, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, DAVID FONG

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.

- q. [TR15-424](#). Live Tree Removal Permit to remove two Palm trees, 89 inches and 92 inches in circumference, in the front yard of a two-family dwelling in the R-2 Two-Family Residence Zoning District, located at 830 North 16th Street (Matt Kashkooli, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, REBECCA BUSTOS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.

- r. [TR15-429](#). Live Tree Removal Permit to remove one Pepper tree, 187 inches in circumference, located in the rear yard of a single-family residence on a 0.15 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at the 2093 Bel Air Avenue (Daniel and Laura Jacques, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.

- s. [TR15-430](#). Live Tree Removal Permit to remove one Poplar tree, 210 inches in circumference, located in the rear yard of a single-family residence on a 0.2 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1062 Jacqueline Way (Ramaprasad Samudrala, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, REBECCA BUSTOS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.

- t. [TR15-434](#). Live Tree Removal Permit to remove one (1) Ash tree approximately 104 inches in circumference, located in the rear yard of a single-family detached residence on an approximately 0.13 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1835 Messina Drive. (Perryman, Jay and Erica, Owners). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, DAVID FONG

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Live Tree Removal Permit as described above.

The Consent Calendar is now closed.

3. PUBLIC HEARING

No Items

This concludes the Planning Director's Hearing for November 18, 2015. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/index.aspx?nid=1765>

PUBLIC INFORMATION COUNTER

CITY OF SAN JOSÉ (408) 535-3555

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.